

Chief Executive: Bob Marshall

Director: David Button  
Director: Bob Gwilliam  
Director: Jeff Penfold

Replies to:  
P.L. Jeremiah LL.B.  
Solicitor to the Council  
Monkton Park  
CHIPPENHAM  
Wiltshire SN15 1ER

Tel: Chippenham (01249) 706593  
Fax: Chippenham (01249) 443152  
DX No. 34208

Enquiries to: Mrs C A Garrett  
Our Ref: CG E97.0439  
Your Ref:

*Plotting Office*

E.98.0439  
*North  
Wiltshire  
District  
Council*

15 December, 1998

*plotted  
9/3/99*

Dear Sir/Madam

**ENFORCEMENT NOTICES AT THE OLD GRANARY, WEST YATTON, YATTON KEYNELL, WILTSHIRE**

The Council have issued an Enforcement Notice relating to the above Land and I now serve on you copies of this Notice, in view of your interest in the Land.

Unless an appeal is made, as set out in the Annex, the Notice will take effect on the date shown in Paragraph 7 of the Notice and you must ensure that the required steps for which you may be held responsible are taken within the period or periods specified.

Yours faithfully

*Jeremiah*

**SOLICITOR TO THE COUNCIL**

To

John R Gibson  
The Old Granary  
West Yatton  
Yatton Keynell  
Wiltshire

Lesley J Baker  
The Old Granary  
West Yatton  
Yatton Keynell  
Wiltshire



INVESTOR IN PEOPLE

**E97.0439**

# **IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY**

**TOWN AND COUNTRY PLANNING ACT 1990  
(as amended by the Planning and Compensation Act 1991)**

## **ENFORCEMENT NOTICE**

ISSUED BY: North Wiltshire District Council

1. **THIS NOTICE** is issued by the Council because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A(1) of the above Act, at the land described below. They consider that it is expedient to issue this notice, having regard to the provisions of the development plan and to other material planning considerations. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. **THE LAND TO WHICH THE NOTICE RELATES**

Land at Old Granary, West Yatton, Yatton Keynell, Chippenham, Wiltshire shown outlined in red on the attached plan.

3. **THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL**

Without planning permission, change of use of the land from use for grazing pasture to use for the training of horses.

4. **REASONS FOR ISSUING THIS NOTICE**

- a) It appears to the Council that the above breach of planning control has occurred within the last ten years. The unauthorised use of the land, together with associated activities and facilities, in a prominent position adjacent to a listed building, adversely affects the setting of the listed building, contrary to Policies B4 and B5 of the North Wiltshire Local Plan, as endorsed by Policy RB10 of the North Wiltshire Local Plan Review, which seek to protect listed buildings from harmful development in their vicinity.

- b) The development is not essential at this location, and by virtue of its ridge-line situation and prominence in close-up views from West Yatton and from an elongated section of the C164, is visually intrusive at a sensitive location in the Cotswolds Area of Outstanding Natural Beauty, contrary to Policy C3 of the North Wiltshire Local Plan Review, as endorsed and amended by Policy RC7 of the North Wiltshire Local Plan Review, which aims to conserve the natural beauty of the landscape within Areas of Outstanding Natural Beauty.

## **5. WHAT YOU ARE REQUIRED TO DO**

- a) Stop using the land for the training of horses.
- b) Submit plans showing detailed proposals (including drainage details, levels and cross sections) for reinstatement of the land to its original profile for approval by the Council.
- c) Submit details of a proposed programme for fertilising to restore the land for use as grazing pasture, including details of grass seed mixture proposed to be sown, for approval by the Council.
- d) Remove all hardcore and other up-fill materials deposited in the areas affected by the breach of planning control.
- e) Reinststate the land in accordance with the plans referred to in 5b above and the details referred to in 5c above, including spreading subsoil and topsoil to minimum depths of 500 mm and 300 mm respectively.
- f) Reduce the width of the field access which has been enlarged to single gate width, by reinstating the length of wall which has been removed to match the height and appearance of the adjoining sections of wall.


## **6. TIME FOR COMPLIANCE**

- Step 5a : Seven days after this notice takes effect.
- Step 5b : One month after this notice takes effect.
- Step 5c : One month after this notice takes effect.
- Step 5d : Two months after this notice takes effect.
- Step 5e : Three months after this notice takes effect.
- Step 5f : Three months after this notice takes effect

## 7 WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 19 January 1999 unless an appeal is made against it beforehand.

Dated : 15 December 1998

Signed : 

on behalf of North Wiltshire District Council

## ANNEX

### YOUR RIGHT OF APPEAL

You can appeal against this notice, but any appeal must be received, or posted in time to be **received**, by the Secretary of State **before** the date specified in paragraph 7 of the notice. The enclosed booklet "Enforcement Notice Appeals - A Guide to Procedure" sets out your rights. You may use the enclosed appeal forms.

- (a) One is for you to send to the Secretary of State if you decide to appeal, together with a copy of this enforcement notice.
- (b) The second copy of the appeal form and the notice should be sent to the Council.
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### WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on the date specified in paragraph 7 of the notice and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within the period specified in paragraph 6 of the notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.

# North Wiltshire District Council

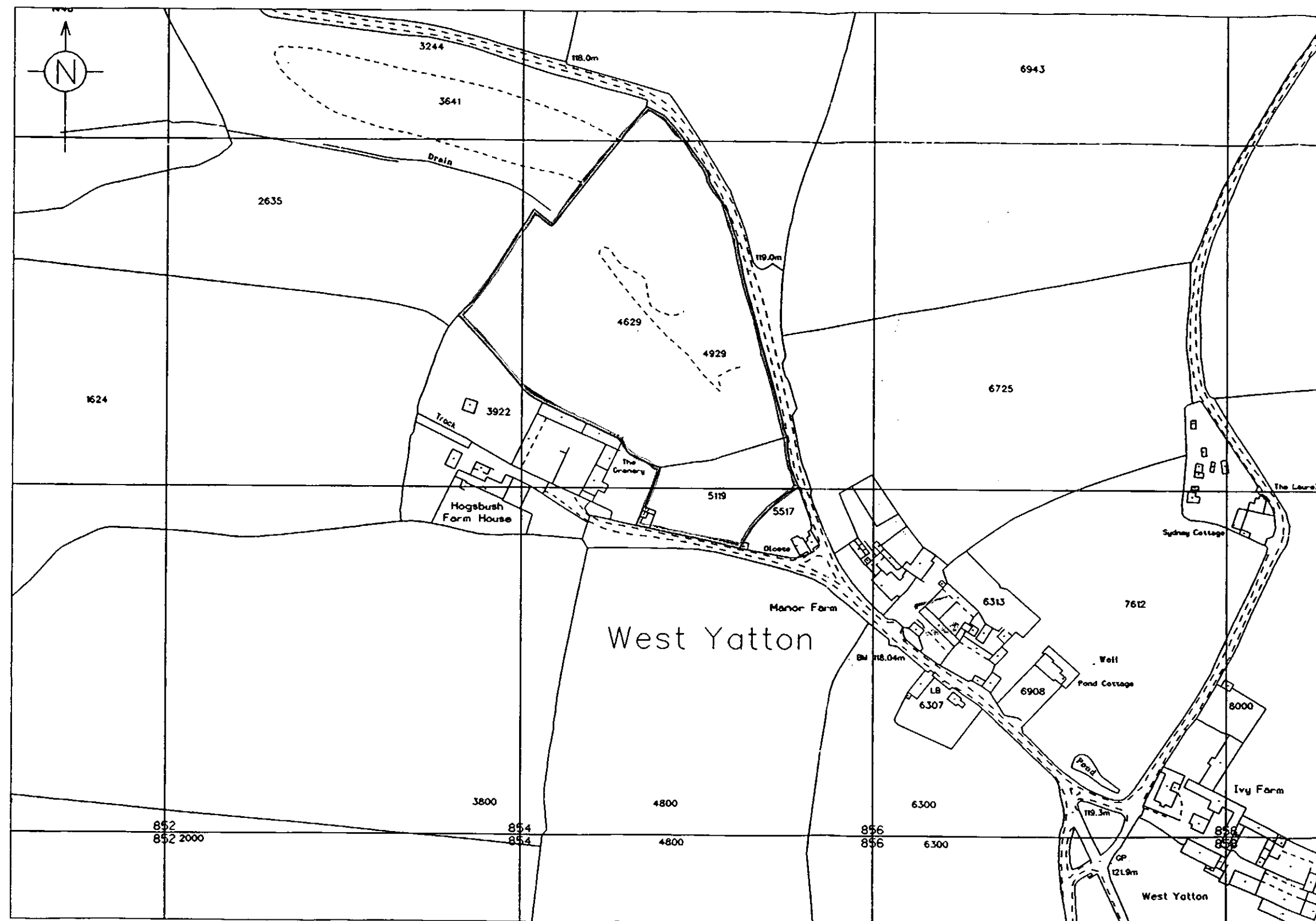
## ENFORCEMENT NOTICE

## SITE PLAN

**PROPERTY ADDRESS:**  
The Old Granary  
West Yatton  
Wiltshire

**REFERENCE:**  
E.98.0439

**KEY:**  
LAND REFERRED TO  
OUTLINED IN RED



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THIS COPY HAS BEEN PRODUCED SPECIFICALLY FOR PLANNING AND BUILDING CONTROL PURPOSES ONLY. NO FURTHER COPIES MAY BE MADE.  
NORTH WILTSHIRE DISTRICT COUNCIL - 1 A078840 1997

**OFFICER DEALING - CR**  
**SCALE:** 1:2500  
**GRID REF:** ST8575  
**DATE:** 28/10/98

Chief Executive: Bob Marshall

Director: David Button  
Director: Bob Gwilliam  
Director: Jeff Penfold

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# North Wiltshire District Council

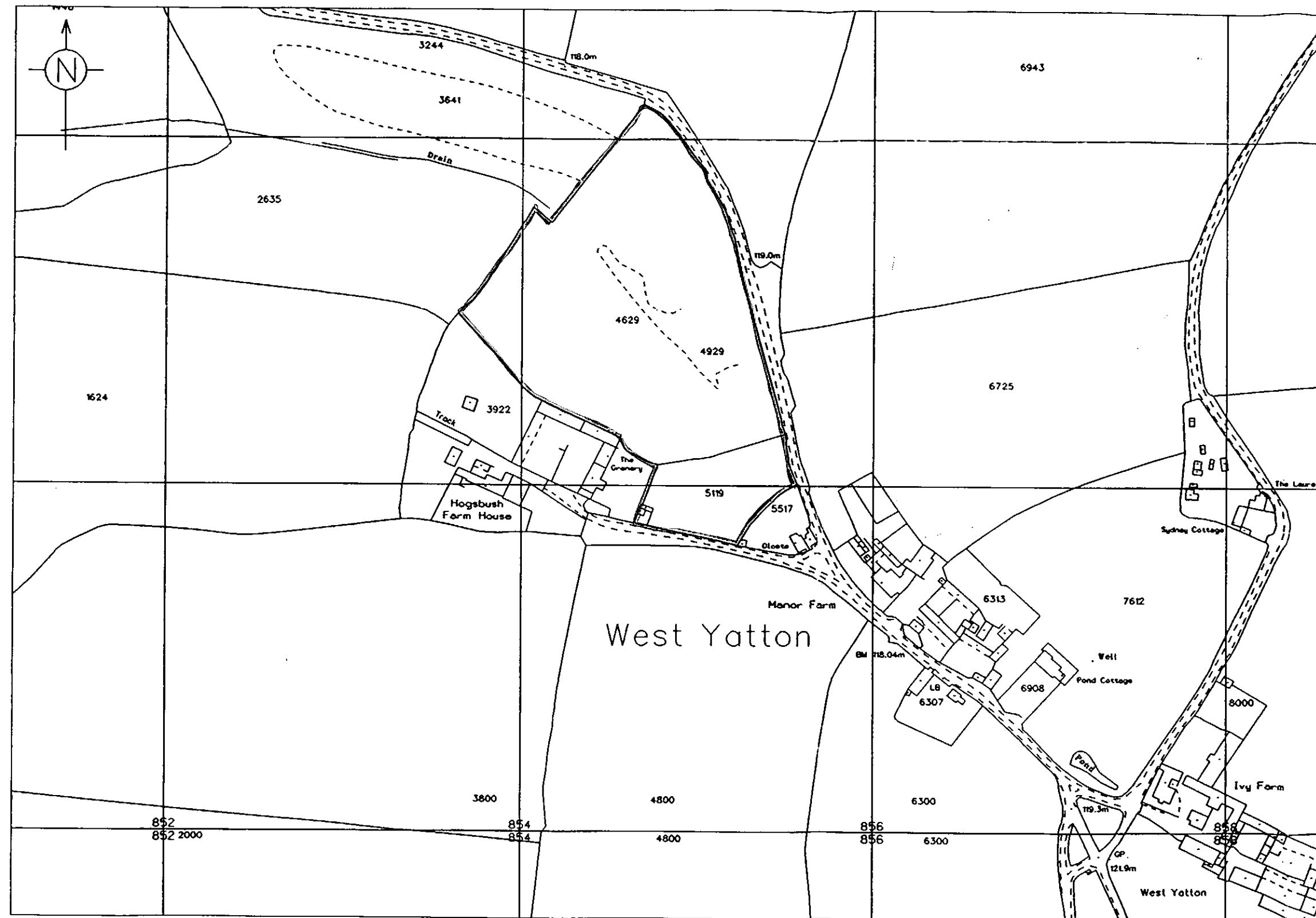
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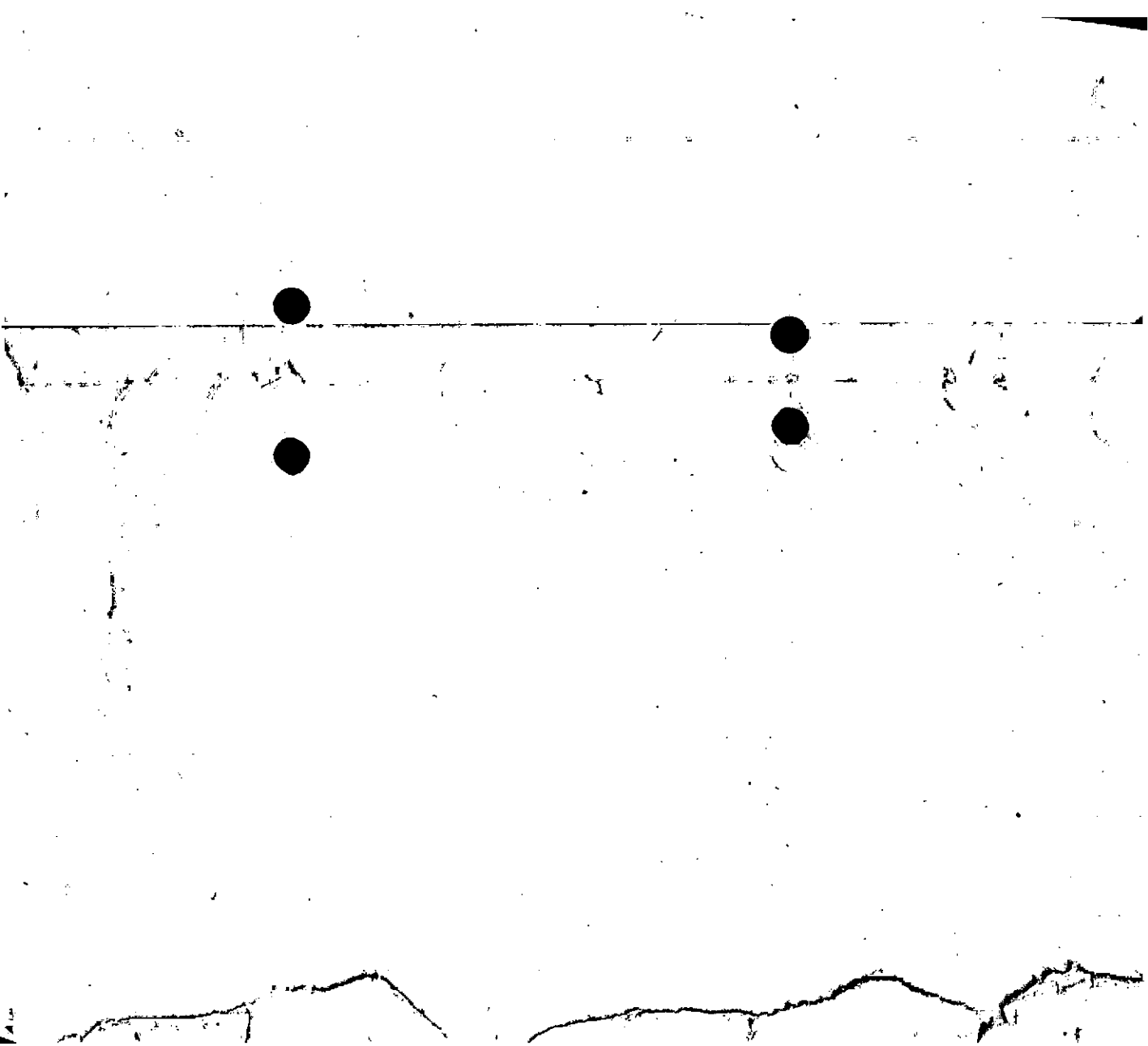
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NORTH WILTSHIRE DISTRICT COUNCIL - LA078840 1997

**OFFICER DEALING - CR**  
**SCALE:** 1:2500  
**GRID REF:** ST8575  
**DATE:** 28/10/98

E 97. 0239

Removal of Walls  
Ingeeney Operate's  
The Granary  
West Yalton

30/31/10/9





Land and to The Grange  
West York

View East for Access Rd

Taken 30/10/97

by K



Head adj 6 The Granary  
W Yaffa  
View East from Access Rd  
Taken 30/10/97 *BJH*





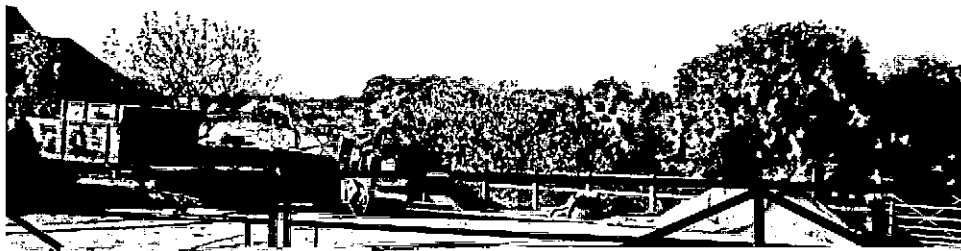
Land adj. to the Gravelly  
W. Yatta  
View NE from Access Rd.  
TAKEN 30/10/1988 *SLH*



Stand adj to the granary w York  
by SW from road to Long Dean  
Shawy long quarters

Taken 30/10/97

fyh



Land adj to The Granary  
West Yatten

View NE for Access Rd  
Taken 30/10/07 BYR



Land ad the Grange  
W Yalta  
Views NE for access Rd  
Taken 30/10/97 BMR





Lead out to the Granary  
W York  
View North for Access Rd.  
Taken 30/10/97 BKH



Lead only to the Quarry W. Yatter  
View NE from Access Road  
Taken 30/10/97      LJK

24/12/98

E. 98, on 39

Photographs

The Graving

West Yaffo





The Grange  
West Yaffon  
24/12/98





The Grange  
West Yaffa  
24/12/98

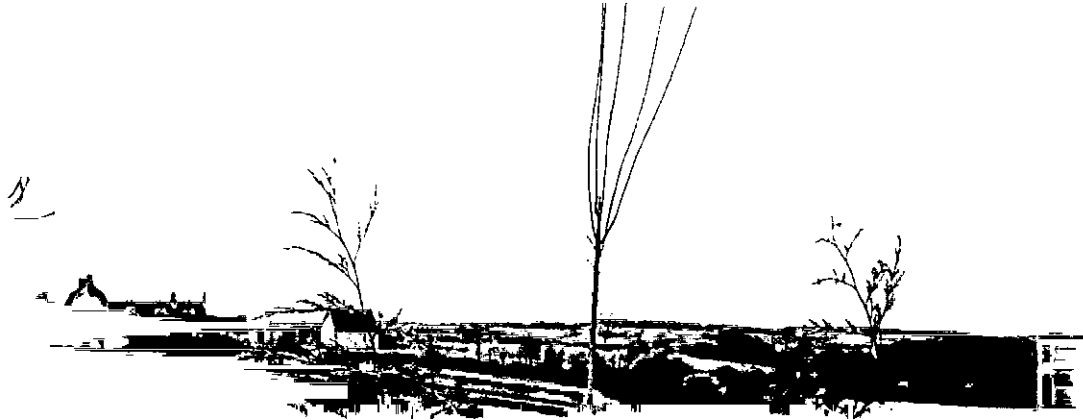


The Granary  
West Yaffon  
24/12/98



The Granary

● Not Yatta 24/12/98



to Granary West Talla  
Dec/12/98





The Granary  
West Totton

24/12/98